

UNOFFICIAL COPY

Doc#: 2403733180 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/06/2024 02:56 PM Pg: 1 of 4
Dec ID 20231201692303

AFTER RECORDING RETURN TO:
Title365
345 Rouser Road
Bldg 5, Suite 100
Coraopolis, PA 15108
File No. ORG-442720

NAME AND ADDRESS OF TAXPAYER:
Heather J. Peterson and Julie A. Peterson
9039 Mansfield Drive
Tinley Park, IL 60487

This document prepared by:
Courtney E. Dec. Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 27-34-415-016-0000

QUITCLAIM DEED

THIS DEED made and entered into on this 01 day of January, 2024, by and between **Heather J. Peterson, a married person**, residing at 9039 Mansfield Drive, Tinley Park, IL 60487, hereinafter referred to as Grantor(s) and **Heather J. Peterson and Julie A. Peterson, a married couple, as joint tenants and not as tenants in common**, residing at 9039 Mansfield Drive, Tinley Park, IL 60487, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt of which is hereby acknowledged, does this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Cook County, State of Illinois:

PARCEL 1: THAT PART OF LOT 12 IN GALLAGHER AND HENRY'S MANSFIELD COURT TOWNHOMES UNIT 2, A SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHEAST 14 OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 2, 1999 AS DOCUMENT NUMBER 99221156 IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWESTERLY CORNER OF SAID LOT 12, THENCE SOUTH 89 DEGREES, 45 MINUTES, 35 SECONDS, EAST 55.01 FEET, ALONG THE NORTHERLY LINE OF SAID LOT 12, TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES, 45 MINUTES, 35 SECONDS, EAST 21.98 FEET, ALONG THE SAID NORTHERLY LINE OF LOT 12, THENCE SOUTH 00 DEGREES, 14 MINUTES, 15 SECONDS, WEST 133.75 FEET, TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 12; THENCE NORTH 89 DEGREES, 45 MINUTES, 35 SECONDS, WEST 21.98 FEET, ALONG THE SAID SOUTHERLY LINE OF LOT 12; THENCE NORTH 00 DEGREES, 14 MINUTES, 15 SECONDS, EAST 133.75 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS SET FORTH IN COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS RECORDED AS DOCUMENT NUMBER 97302580 AND AMENDED BY DOCUMENT 99391221 AND CREATED BY DEED MADE BY STANDARD BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 23, 1986 AND KNOWN AS TRUST NUMBER 10396.

Property commonly known as: 9039 Mansfield Drive, Tinley Park, IL 60487

"Exempt under provision of Paragraph E"

Section 31-45; Real Estate Transfer Tax Act

2-1-2004
Date

Shannon Bowler - representative
Signature of Buyer, Seller or Representative

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

[THE REMAINDER OF THIS PAGE WAS INTENTIONALLY LEFT BLANK]

[SIGNATURE PAGE TO FOLLOW]

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IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 20 day of January, 2024

Heather J. Peterson
Heather J. Peterson

STATE OF Illinois

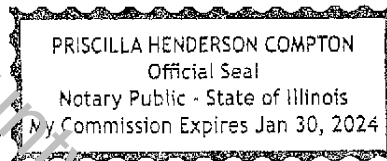
COUNTY OF Cook

This instrument was acknowledged before me on this 20 day of January, 2024 by **Heather J. Peterson.**

Priscilla Henderson Compton
(Signature of Notary Public)

Print Name: Priscilla Henderson Compton

My commission expires: 1/30/2024



PROPERTY OF COOK COUNTY CLERK'S OFFICE

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or her/his agent affirms that, to the best of her/his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated January 20, 2024.

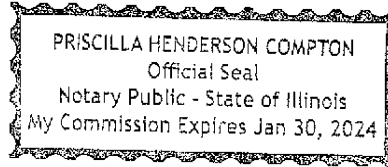
Signature:

Heather J Peterson
Grantor, or Agent

Subscribed and sworn to before me by the said Heather J Peterson this 20 day of January, 2024.

Priscilla Henderson Compton
Notary Public

My commission expires: 1/30/2024



The Grantee or her/his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated January 20, 2024.

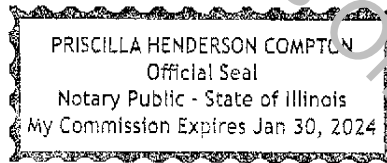
Signature:

Heather J Peterson
Grantee, or Agent

Subscribed and sworn to before me by the said Heather J Peterson this 20 day of January, 2024.

Priscilla Henderson Compton
Notary Public

My commission expires: 1/30/2024



Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)